

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON AUGUST 9, 2016

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, August 9, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Gunnar Lindberg, Secretary

Scott Brownstein, Vice President

Michael Brown, Treasurer

OTHERS

Randy Summers, Community Mgr, CMC

Tamru Demsash, Assistant Mgr, CMC

Recording Secretary, just a MINUTE!

Dee Singleton, Portfolio Mgr, CMC (absent)

REGULAR SESSION

STATEMENT OF EXECUTIVE SESSION

On July 12, 2016, the Board met in Executive Session to discuss delinquency fees. On August 8, 2016 the Board met in Executive Session to discuss legal matters and board training.

CALL TO ORDER

This meeting was called to order at 7:00 p.m. by Jayla Walters.

AGENDA

Gunnar Lindberg made a motion to approve Agenda as amended. Scott Brownstein seconded, all in favor. No objections, motion passed.

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular session on July 12, 2016 as presented. Michael Brown seconded, motion passed.

OPEN FORUM

Homeowner inquired about the lawn maintenance of a nearby house. Jayla Walters stated that the maintenance should be performed by the end of the week.

Homeowner inquired about the date when the roads are slated to be turned over to the county. Jayla Walters stated that no new information is known at this time.

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COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – No report at this time.
- B. NEIGHBORHOOD WATCH COMMITTEE** – No report at this time.
- C. COMMUNICATIONS COMMITTEE** – No report at this time.
- D. DESIGN REVIEW COMMITTEE** – The Committee met and has sent some suggested amendments to the Board. Gunnar Lindberg motioned to task the committee to move forward with a review of the current Design Review Guidelines. Jayla Walters seconded, motion passed.
- E. RULES AND REGULATIONS COMMITTEE** – No report at this time.

MANAGEMENT REPORT

Tamru Demsash presented that key card deactivation for delinquent accounts have been completed. Mr. Demsash stated that fine notices have been sent to residents.

Randy Summers presented that the towing contractor has been in contact with the county regarding policies and procedures. The towing contractor is working with the County to ensure compliance with the laws, prior to, towing in the HOA. Mr. Summers will relay any new developments with the Board, as they are received.

Jayla Walters inquired about the management task calendar and expressed that there were more tasks listed, than the Board expected. Randy Summers stated that Management is going into the community to complete inspections and reviews several times each week, as listed on the calendar.

TREASURER'S REPORT

Michael Brown presented the treasury report for June 2016.

Operating Accounts	\$ 203,533.19
Delinquent Accounts (188)	\$ 66,056.18
Total accrued reserves	\$644,319.78
Unappropriated Owner's Equity	(\$ 191,749.26)

Michael Brown inquired about the statement line item regarding Associa on-call fees. Randy Summers will discuss with Dee Singleton, once Dee returns from leave. Michael Brown stated that the credit card was not completely paid last month. Tamru Demsash explained that there were several unplanned purchases made and it resulted in overlap of the charges and potential refunds for volunteers on the Social Committee. The Board is also still awaiting response

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regarding the CMC fees. Michael Brown will email the questions regarding fees to be forwarded to Dee Singleton.

Gunnar Lindberg inquired about the line item regarding vending machine income. This line item has routinely been \$0 each month. Michael Brown stated that the GL Acct 6100 appears to be coded incorrectly. Tamru Demsash will look into the inquiry.

MATTERS FOR BOARD DECISION

ACTION ITEM 1 – Email Ratification

Jayla Walters motioned to ratify the unanimous email vote from the Board of Directors, to remove four trees in the community, which were determined a safety hazard, at a cost not to exceed \$1500 and expensed to GL Acct #6160 – Tree Maintenance. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

ACTION ITEM 2 – Oak Pointe Maintenance Proposal

Randy Summers answered the Board’s question in that the developer requested for elements of Oak Pointe to be maintained by the HOA, but has not provided the Board with any legal documentation revealing the property has been turned over to the HOA. Jayla Walters stated this matter should be tabled until such time as a deed is presented. Gunnar Lindberg motioned to table this item until further information is provided. Michael Brown seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters			X	
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

ACTION ITEM 3 – Committee Member

Jayla Walters motioned to ratify the Board’s email vote of July 18, 2016, to appoint homeowner David Grebowsky to the Design Review Committee, effective July 18, 2016. Gunnar Lindberg seconded, motion passed. David Grebowsky was offered the Community laptop, that was purchased for the DRC use, but David declined to take possession of the DRC laptop.

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Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

ACTION ITEM 4 – Volunteer Appointments

Management received biographies from two potential committee volunteers. Scott Brownstein motioned to accept Matthew Langlois to the Design Review Committee. Gunnar Lindberg seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters			X	
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

Gunnar Lindberg motioned to accept Chris Jaus to the Neighborhood Watch Committee. Michael Brown seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters			X	
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

MATTERS FOR BOARD DISCUSSION

DISCUSSION ITEM 1 – Towing

Gunnar Lindberg inquired about the timeframes on the towing policy for expired plates. Randy Summers will get clarification from the towing contractor and will inform the Board.

DISCUSSION 2 – After Hours Emergency Number

Michael Brown inquired as to why the number is not given to all residents. Randy Summers stated that there is a cost per call to a call service, in which a previous Board had decided to only provide clubhouse renters with the number to prevent unnecessary ‘non – emergency ‘calls and escalated fees to the HOA.

DISCUSSION 3 – Open Board Positions

The Board has received two biographies for the open Board position. The Board will meet with the candidates during the Executive Session.

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DISCUSSION ITEM 4 – Lemonade Stand

Homeowner requested approval to set up a lemonade stand in front of the community pool. The proceeds would be given to charity. Gunnar Lindberg instead recommended to post signs in the clubhouse and allow the resident to place an ad in the community newsletter at no charge for the standard 3 consecutive months, in lieu of the lemon aide stand. Gunnar Lindberg motioned to deny the request to place the lemonade stand in front of the community pool and requested the Board vote to pass on his recommendation. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters			X	
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

DISCUSSION ITEM 5 – Checking Account

Management has suggested that the Board open a checking account to allow for faster reimbursements to community members. Multiple signatures can be required for the account. Randy Summers will forward this account request to the original people the Board had discussed this with, Dee Singleton and Mac Staples who may provide the Board with the fee amounts and move forward, as necessary.

DISCUSSION ITEM 6 – Traffic Focus Group

There is no new information at this time. Scott Brownstein stated that due to the lack of response from County Traffic Management at this time, the community may need to gather petition signatures or potentially consider attending an upcoming county meeting. Gunnar Lindberg motioned to shift the Traffic Focus Group to a formal committee subject to the community committee regulations. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters			X	
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

DISCUSSION ITEM 7 – Committee Member

The Board received a biography from an interested volunteer; however there has been no response from the homeowner since that time. This matter is tabled until such time the homeowner contacts the Board.

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DISCUSSION ITEM 8 – Work Authorization

Michael Brown has presented the Board with a work authorization form to allow contractors to park against the community regulations without risk of being towed. Gunnar Lindberg suggests this matter be discussed with the towing company. This matter only applies to work vehicles that are in the community after normal business hours.

DISCUSSION ITEM 9 – Lot Striping

AMG striped lots in the community and will be coming back on August 31, 2016 to complete the stripes on spots that were previously occupied. The spots must be vacant for striping to occur. Notification has been sent to the community via email blast and e-blasts are scheduled to go out, one per week, until the final striping project has been completed.

DISCUSSION ITEM 10 – Tree Removal

Homeowner sent a request to Management regarding a tree in the preservation area. The limb of the tree is encroaching on homeowner property. Randy Summers will contact the county for the arborist to observe the tree limb, per the direction of the Board.

DISCUSSION ITEM 11 – Security Audit

Michael Brown stated that there are several lights near the clubhouse sidewalk that are not functional and some of the security cameras appear to be turned inappropriately.

OPEN FORUM

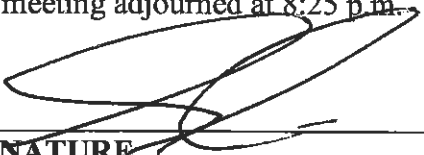
Homeowner stated that mold that is occurring on the outside of several resident homes. Homeowner also stated that several homes appear to have had work completed that may not have been up to DRC standards. Homeowner stated that commercial vehicles should keep flashing lights on and have cones placed when working after regular hours. Homeowner also stated that the stop sign on Briargrove and Skipwith has not been replaced by the developer.

Homeowner expressed concern that the code of conduct has not been approved.

AJOURNMENT

The meeting adjourned at 8:25 p.m.

SIGNATURE



DATE

9/13/16